121.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,669,600 / 1,669,600
					USE VALUE:	1,669,600 / 1,669,600
					ASSESSED:	1,669,600 / 1,669,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PEABODY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JESSEN IAN
Owner 2:	HATCH ELIZA
Owner 3:	
Street 1:	36 PEABODY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JESSEN IAN -
Owner 2:	HATCH ELIZA -
Street 1:	36 PEABODY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 17,602 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2731 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17602.000	726,800	4,200	938,600	1,669,600
Total Card	0.404	726,800	4,200	938,600	1,669,600
Total Parcel	0.404	726,800	4,200	938,600	1,669,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 611.26 | /Parcel: 611.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77963
GIS Ref:
GIS Ref:
Insp Date: 05/27/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	467,500	4200	17,602.	938,600	1,410,300	1,410,300	Year End Roll	12/18/2019
2019	101	FV	308,000	4200	17,602.	990,700	1,302,900	1,302,900	Year End Roll	1/3/2019
2018	101	FV	308,000	4200	17,602.	730,000	1,042,200	1,042,200	Year End Roll	12/20/2017
2017	101	FV	308,000	4200	17,602.	698,700	1,010,900	1,010,900	Year End Roll	1/3/2017
2016	101	FV	310,500	4200	17,602.	646,600	961,300	961,300	Year End	1/4/2016
2015	101	FV	302,900	4200	17,602.	542,300	849,400	849,400	Year End Roll	12/11/2014
2014	101	FV	302,900	4200	17,602.	529,800	836,900	836,900	Year End Roll	12/16/2013
2013	101	FV	302,900	4200	17,602.	504,700	811,800	811,800		12/13/2012

!9358!

PRINT

Date	Time
12/10/20	23:50:58

LAST REV

Date	Time
05/27/20	14:59:23
danam	
9358	

USER DEFINED

Prior Id # 1:	77963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JESSEN IAN,	71928-368		11/27/2018	Convenience	99	No	No		
BOWES ROBERT E	70966-441		5/4/2018		1,470,000	No	No		
FLYNN WALLACE J	67608-9		7/13/2016		1,050,000	No	No		Wallace J Flynn d.o.d. 2/15/2001.
	11141-477		6/17/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1518	Heat App	18,900					
10/22/2018	1564	Renovate	347,509	O				
12/29/2017	1686	Demoliti	14,000	C				
1/20/2006	40	Re-Roof	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	Measured	DGM	D Mann
5/27/2020	Permit Visit	DGM	D Mann
11/18/2017	MEAS&NOTICE	HS	Hanne S
3/10/2017	SQ Returned	EMK	Ellen K
11/19/2008	Meas/Inspect	336	PATRIOT
10/28/1999	Info At Door	266	PATRIOT
8/26/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17602		Sq. Ft.	Site		0	90.	0.59	10			View	10					938,581						938,600	

Total AC/HA:	0.40409	Total SF/SM:	17602	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	938,581	Spl Credit		Total:	938,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11762273
Const Adj.:	1.68283176
Adj $ / SQ:	235.096
Other Features:	107958
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	814810
Depreciation:	87999
Depreciated Total:	726811

COMMENTS

DROP STAIR 2OF=TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

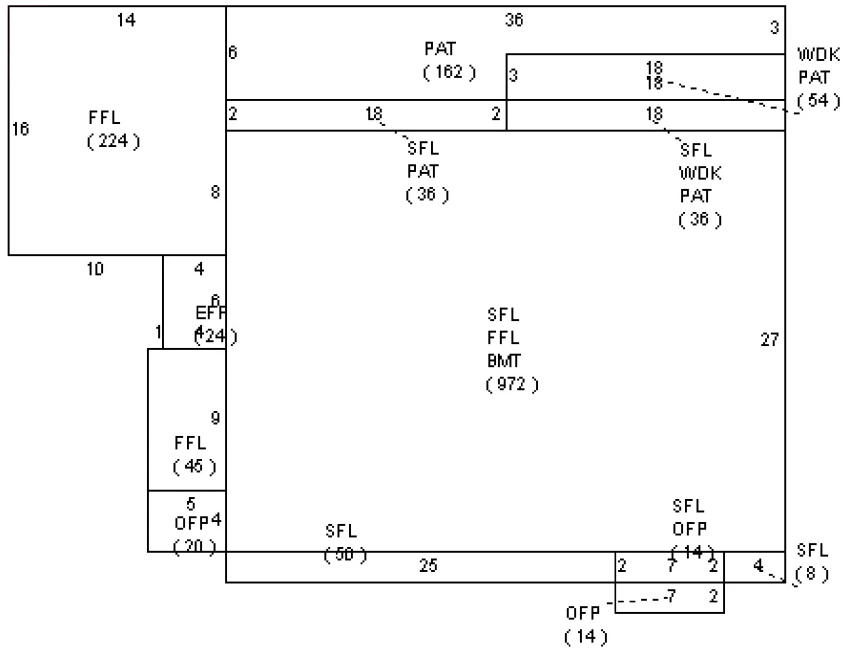
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	258.61
Special Features:	0	Val/Su Net:	198.20
Final Total:	726800	Val/Su SzAd	323.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,241	235.100	291,755
SFL	Second Floor	1,004	235.100	236,131
BMT	Basement	972	96.980	94,262
PAT	Patio	288	5.980	1,722
WDK	Deck	90	26.930	2,423
OFP	Open Porch	48	74.040	3,554
EFP	Enclos Porch	24	122.170	2,932

	Net Sketched Area:	3,667		Total:	632,779
Size Ad	2245.3999	Gross Are	3779	FinArea	2731

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X15	A	AV	1950	23.33	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200